



MIAMI BEACH 41 STREET CORRIDOR REVITALIZATION PROJECT

BUSINESS IMPROVEMENT DISTRICT MEETING
MARCH 27, 2024



MIAMI BEACH

PROJECT TIMELINE

- **Summer 2022** - Schematic Design
- **November 2022** - Preliminary FDOT Meeting - Favorable review by FDOT of 30% design
- **April 2023** - 30% Design Submittal
- **September 2023** - FDOT Meeting - Unfavorable review by FDOT of 60% design
- **November 2023** - Preliminary 60% Submittal - Reduced scope in street in response to FDOT comments
- **November 2023** - Email Correspondence with FDOT personnel - Received information that conflicts with more recent FDOT comments
- **January 2024** - Received FDOT Comments through ERC portal
- **January 2024** - 60% Redesign - Reconciling FDOT comments while maintaining design intent
- **February 2024** - FDOT Meeting - Seeking approval to re-submit 60% design
- **March 2024** - Business Improvement District Meeting

EXISTING CONDITIONS

SCOPE OF WORK



EXISTING CHALLENGES



EXISTING CHALLENGES



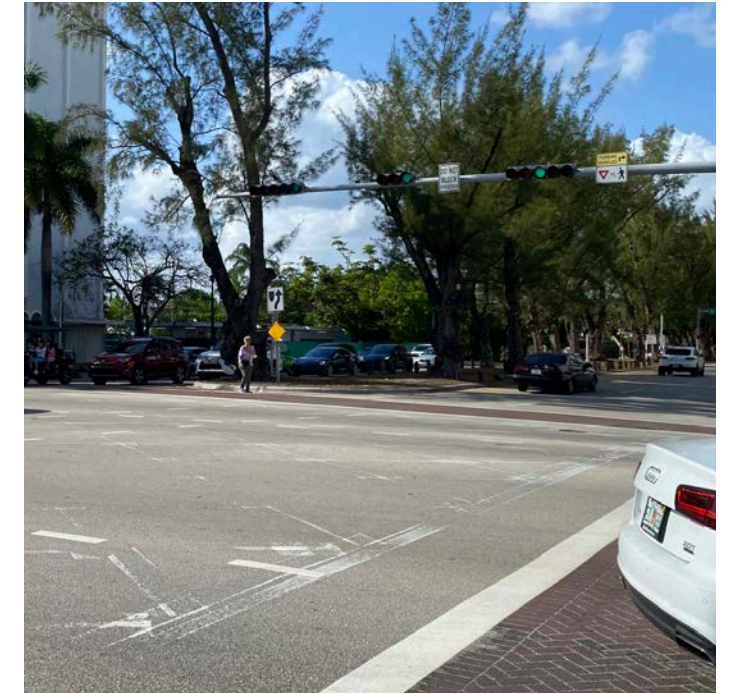
LOOSE CONCRETE PAVER



INAPPROPRIATE LANDSCAPING



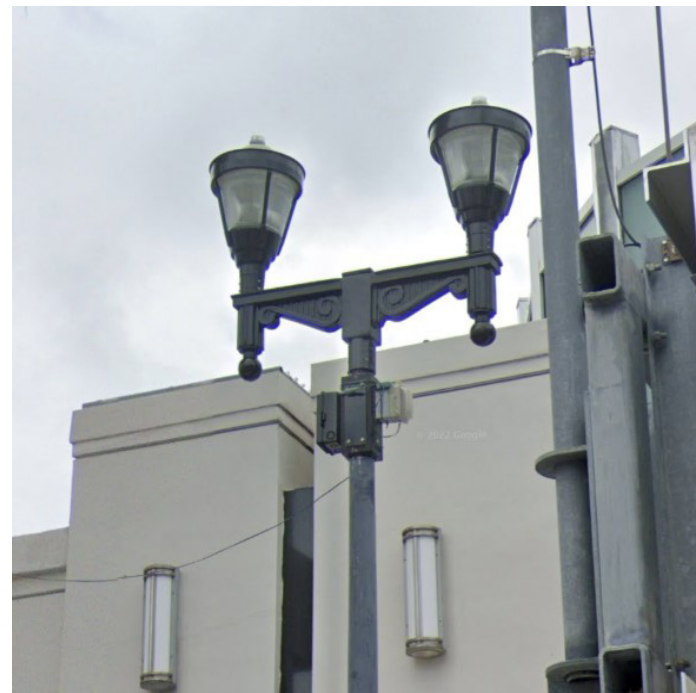
ACCESSIBILITY ISSUES



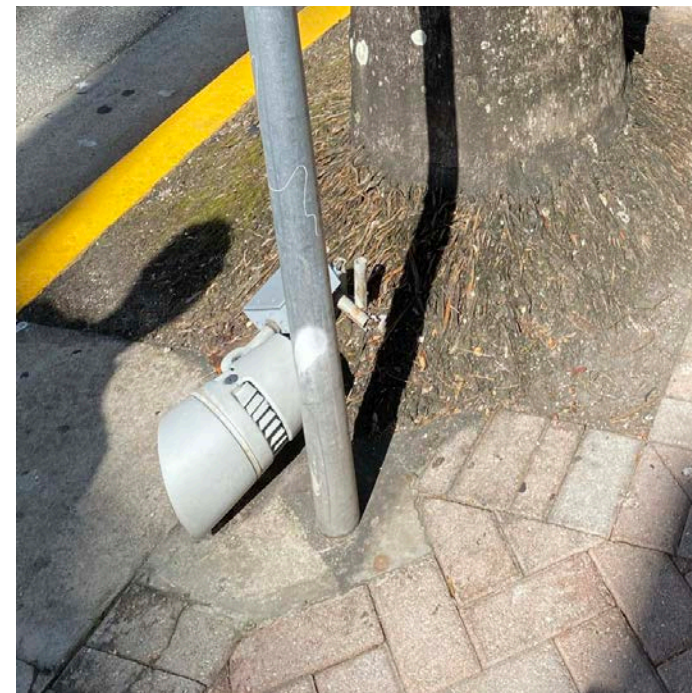
AGED PAVING



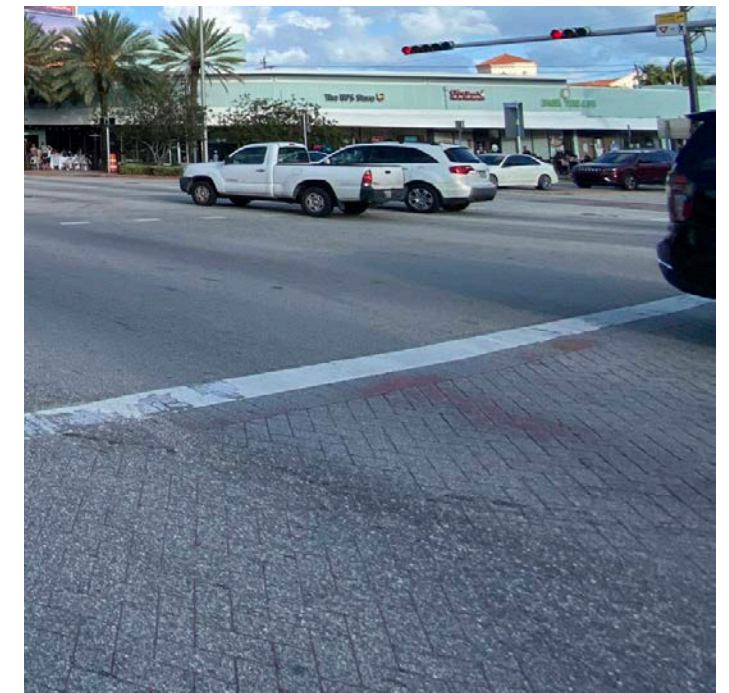
UNSAFE WIRING



OUTDATED STREET LAMPS



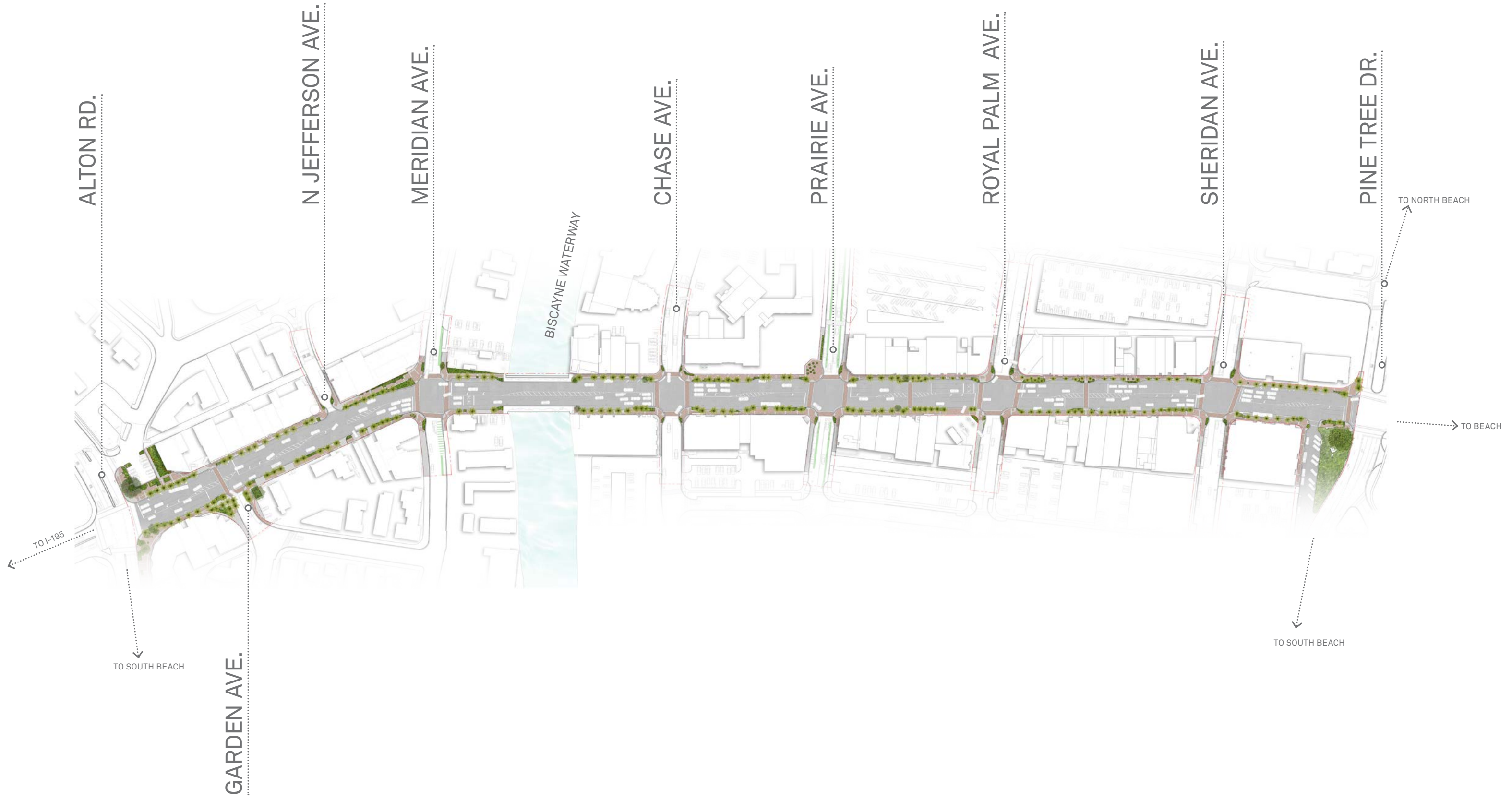
BROKEN LIGHT FIXTURES



FADED CROSSWALK BRANDING

41ST STREET REVITALIZATION PLAN

EXISTING SITE PLAN



30% DESIGN SITE PLAN



60% DESIGN SITE PLAN



60% DESIGN SITE PLAN



KIT OF PARTS



Miami Beach Red Concrete



Branded Concrete



Public Art



Bike Racks



Benches



Shade Trees



Landscaping



Precast Seat Walls



Trash Receptacles



Bus Stops

PROPOSED PLANTING PALETTE

EXISTING CANOPY



Royal Palm
Roystonea regia



Strangler Fig
Ficus aurea



Green Buttonwood
Conocarpus erectus

IF THE ROOT OF AN EXISTING ROYAL PALM ARE AT GRADE, THEN METAL GRATING BECOMES THE PRIMARY TOOL TO PROTECT THE TREE AND EXPAND THE WALKS



EXISTING



PROPOSED

LARGE CANOPY



Live Oak
Quercus virginiana



Green Buttonwood
Conocarpus erectus



Gumbo Limbo
Bursera simaruba



Mahogany Tree
Swietenia mahogani



Wild Tamarind
Lysiloma latisiliquum

MEDIUM CANOPY



Silver Buttonwood
Conocarpus erectus



Pigeon Plum
Coccoloba diversifolia

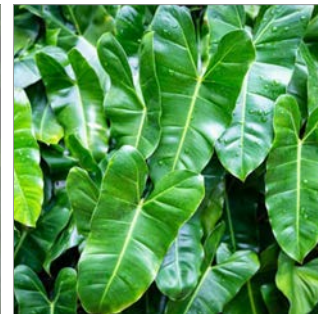


Autograph Tree
Clusia rosea

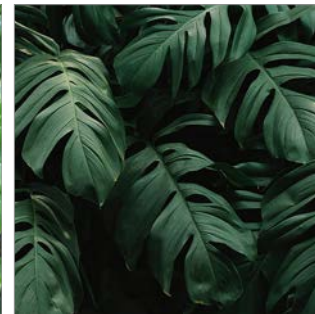
GROUND COVERS



Wart Fern
Phymatosorus scolopendria



Philodendron 'Burle-Marx'
Philodendron burle-marxii



Monstera
Monstera deliciosa



Dwarf palmetto
Sabal minor



Muhly Grass
Muhlenbergia capillaris



Milkweed
Asclepias syriaca



Spartina Grass
Spartina

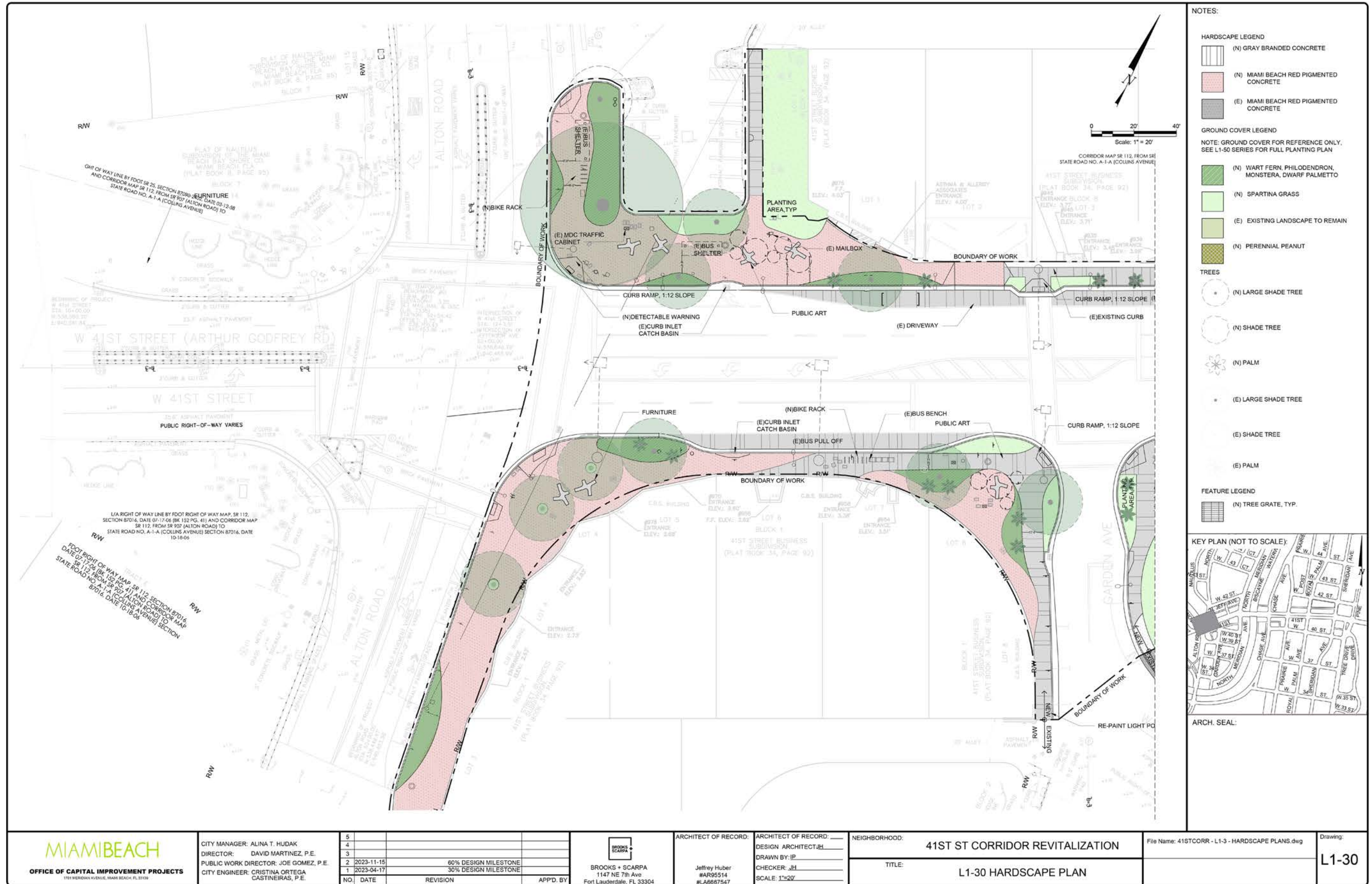


Fakahatchee Grass
Tripsacum dactyloides



Perennial Peanut
Arachis glabrata

CURRENT DESIGN - ALTON ROAD



- NOTES:**
- HARDSCAPE LEGEND**
- (N) GRAY BRANDED CONCRETE
 - (N) MIAMI BEACH RED PIGMENTED CONCRETE
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- GROUND COVER LEGEND**
- NOTE: GROUND COVER FOR REFERENCE ONLY. SEE L1-50 SERIES FOR FULL PLANTING PLAN
- (N) WART FERN, PHILODENDRON, MONSTERA, DWARF PALMETTO
 - (N) SPARTINA GRASS
 - (E) EXISTING LANDSCAPE TO REMAIN
 - (N) PERENNIAL PEANUT
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- (N) TREE GRATE, TYP.

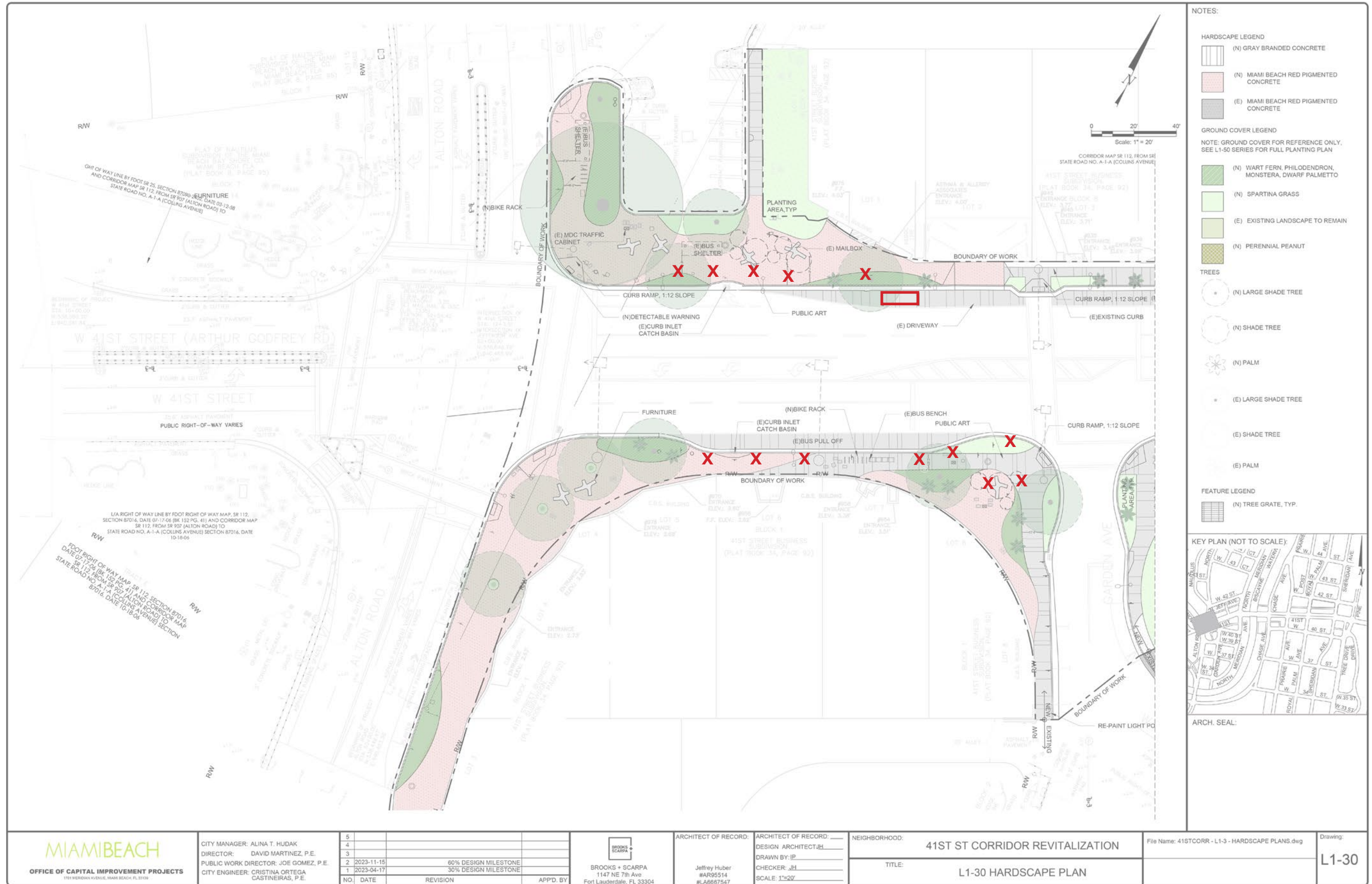


ARCH. SEAL:

	CITY MANAGER: ALINA T. HUDAK DIRECTOR: DAVID MARTINEZ, P.E. PUBLIC WORK DIRECTOR: JOE GOMEZ, P.E. CITY ENGINEER: CRISTINA ORTEGA CASTINEIRAS, P.E.	5				BROOKS + SCARPA 1147 NE 7th Ave Fort Lauderdale, FL 33304	ARCHITECT OF RECORD: Jeffrey Huber #AR95514 #LA6687547	ARCHITECT OF RECORD: DESIGN ARCHITECT: JH DRAWN BY: IP CHECKER: JH SCALE: 1"=20'	NEIGHBORHOOD: 41ST ST CORRIDOR REVITALIZATION	TITLE: L1-30 HARDSCAPE PLAN	File Name: 41STCORR - L1-3 - HARDSCAPE PLANS.dwg	Drawing: L1-30
		2	2023-11-15	60% DESIGN MILESTONE								
		1	2023-04-17	30% DESIGN MILESTONE								
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THIS SPACE RESERVED FOR PROJECT MILESTONE

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<p>OFFICE OF CAPITAL IMPROVEMENT PROJECTS 1191 MERIDIAN AVENUE, MIAMI BEACH, FL 33139</p>	<p>CITY MANAGER: ALINA T. HUDAK DIRECTOR: DAVID MARTINEZ, P.E. PUBLIC WORK DIRECTOR: JOE GOMEZ, P.E. CITY ENGINEER: CRISTINA ORTEGA CASTINEIRAS, P.E.</p>	<p>5</p>				<p>BROOKS + SCARPA 1147 NE 7th Ave Fort Lauderdale, FL 33304</p>	<p>ARCHITECT OF RECORD: Jeffrey Huber #AR95514 #LA6687547</p>	<p>ARCHITECT OF RECORD: DESIGN ARCHITECT: JH DRAWN BY: JP CHECKER: JH SCALE: 1"=20'</p>	<p>NEIGHBORHOOD: 41ST ST CORRIDOR REVITALIZATION</p>	<p>TITLE: L1-30 HARDSCAPE PLAN</p>	<p>File Name: 41STCORR - L1-3 - HARDSCAPE PLANS.dwg</p>	<p>Drawing: L1-30</p>
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 ON-STREET PARKING SPACES TO REMAIN (TOTAL: 1)
 X ROYAL PALMS REMOVED (TOTAL: 13)
 ON-STREET PARKING SPACES REMOVED (TOTAL: 0)
 Brooks + Scarpa Architects / 15

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PROPOSED PUBLIC ART AND GATEWAY FEATURES

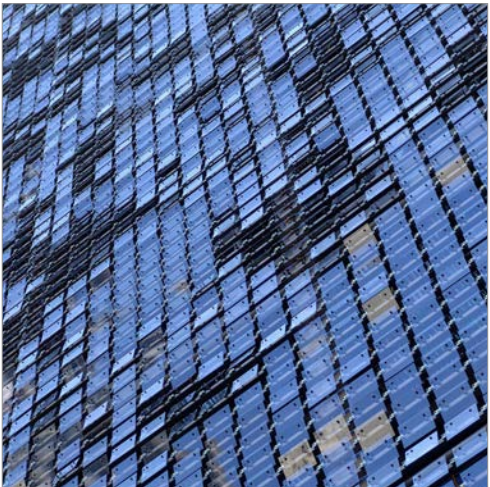
PRECEDENTS



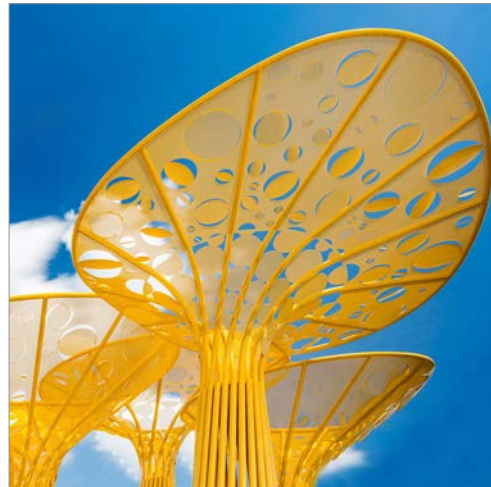
Miami Beach Soundscape
West 8



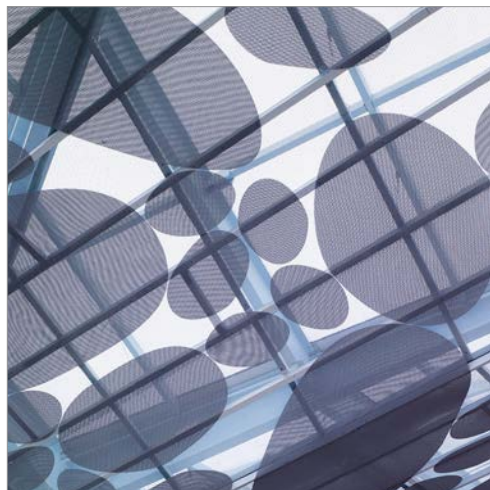
Miami Design District
Bouroullec Brothers



Firefly - moving wall
Ned Kahn



Gateway Pavilion
Pembroke Pines, FL



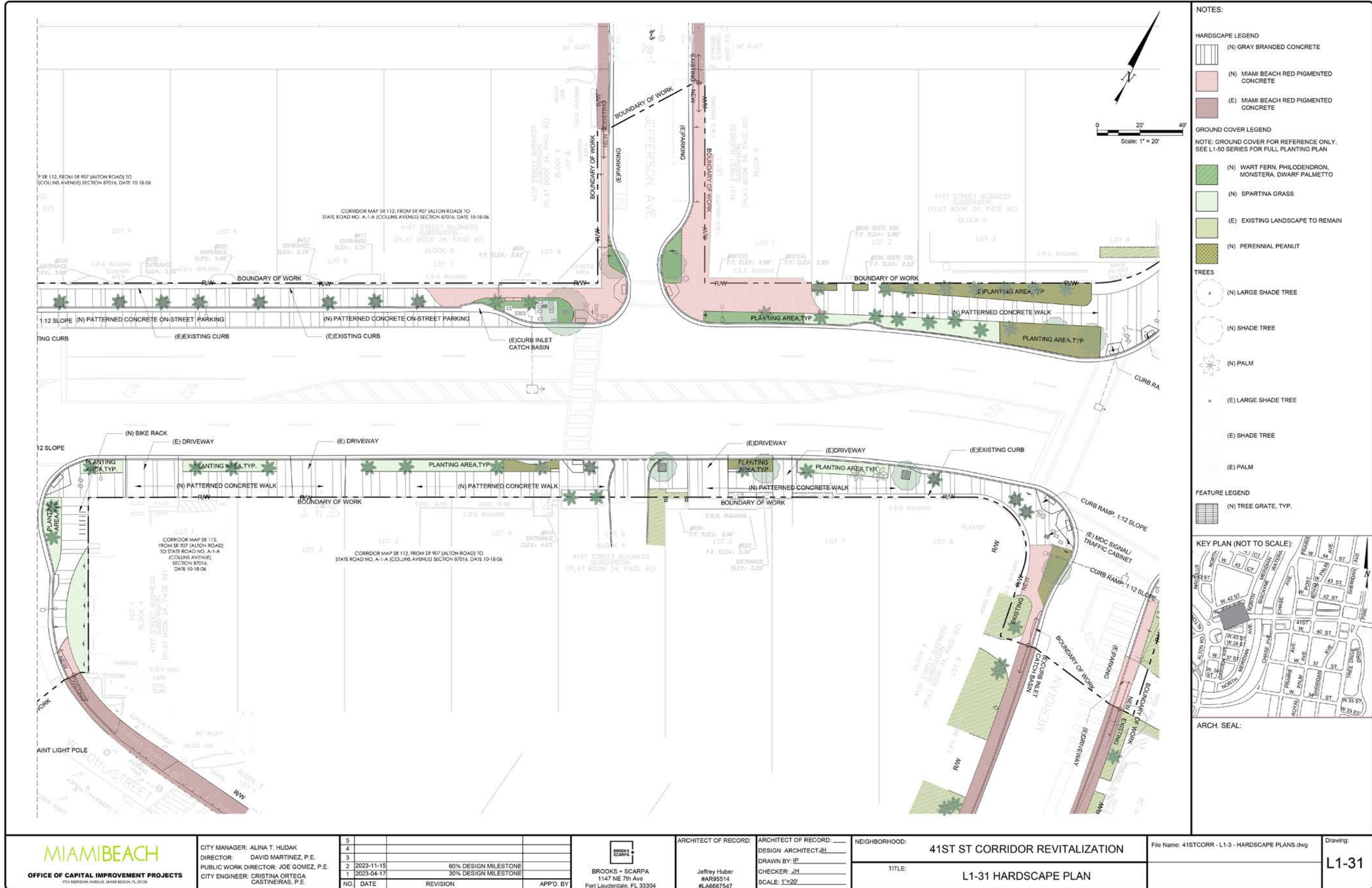
CAM Museum of Art
Raleigh, NC



Proposed Gateway Art Feature
Bent pipe, metal mesh, marine grade paint



CURRENT DESIGN - JEFFERSON AVE.



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KEY PLAN (NOT TO SCALE):



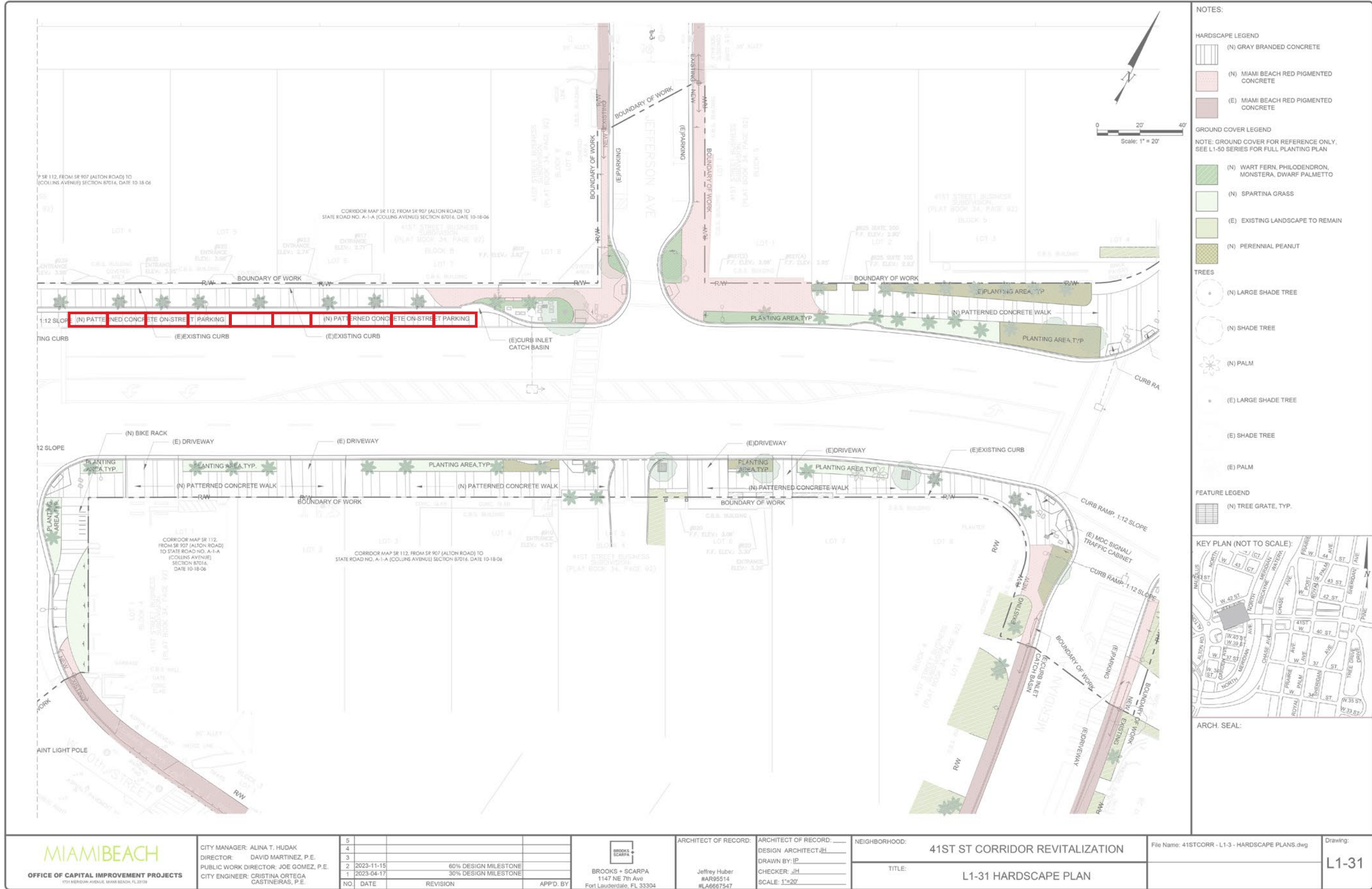
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CURRENT DESIGN - JEFFERSON AVE.



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East of intersection between Garden Ave. And 41 St.



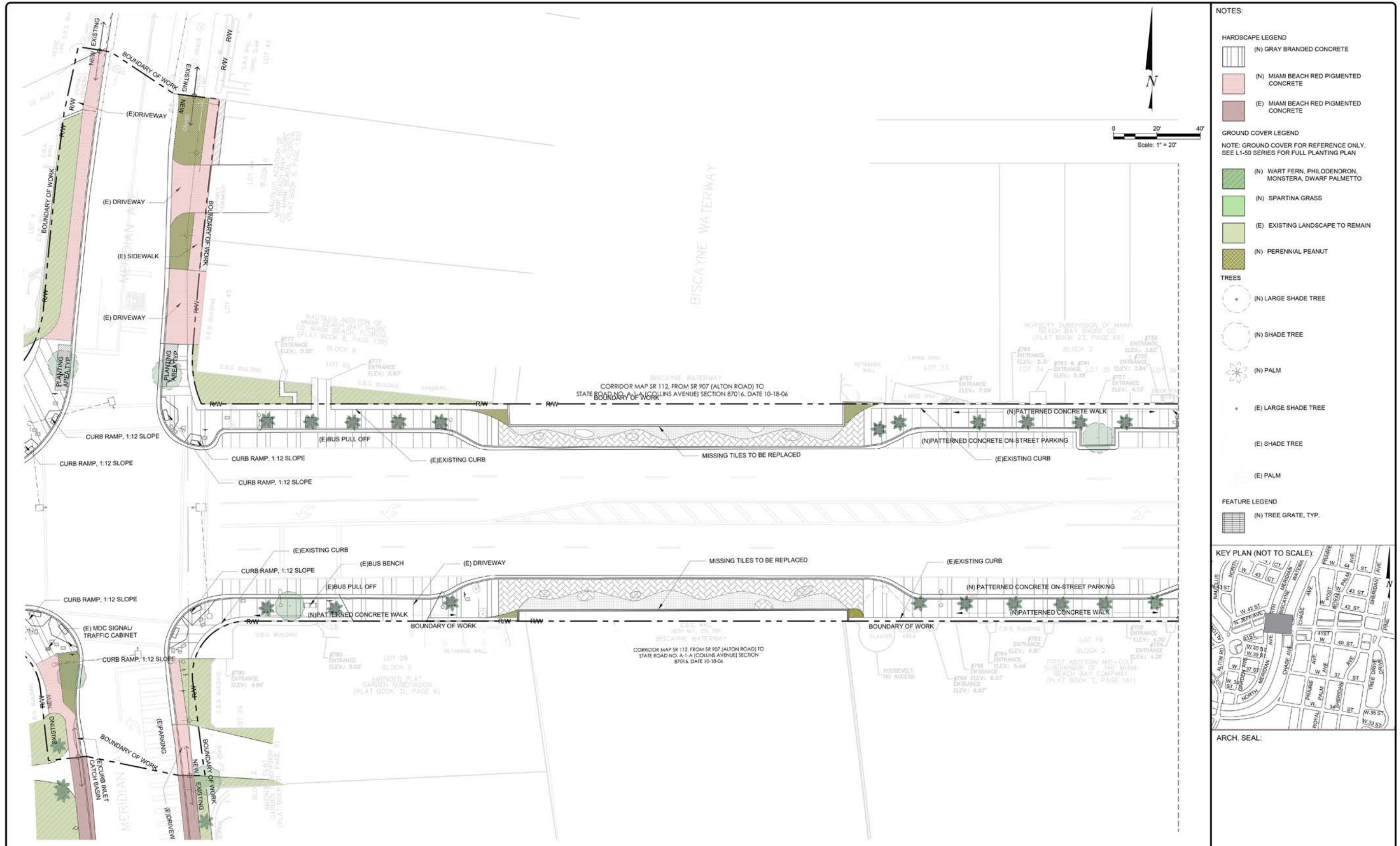
LIGHTING OPTION 1



LIGHTING OPTION 2



CURRENT DESIGN - BRIDGE OVER BISCAIYNE WATERWAY



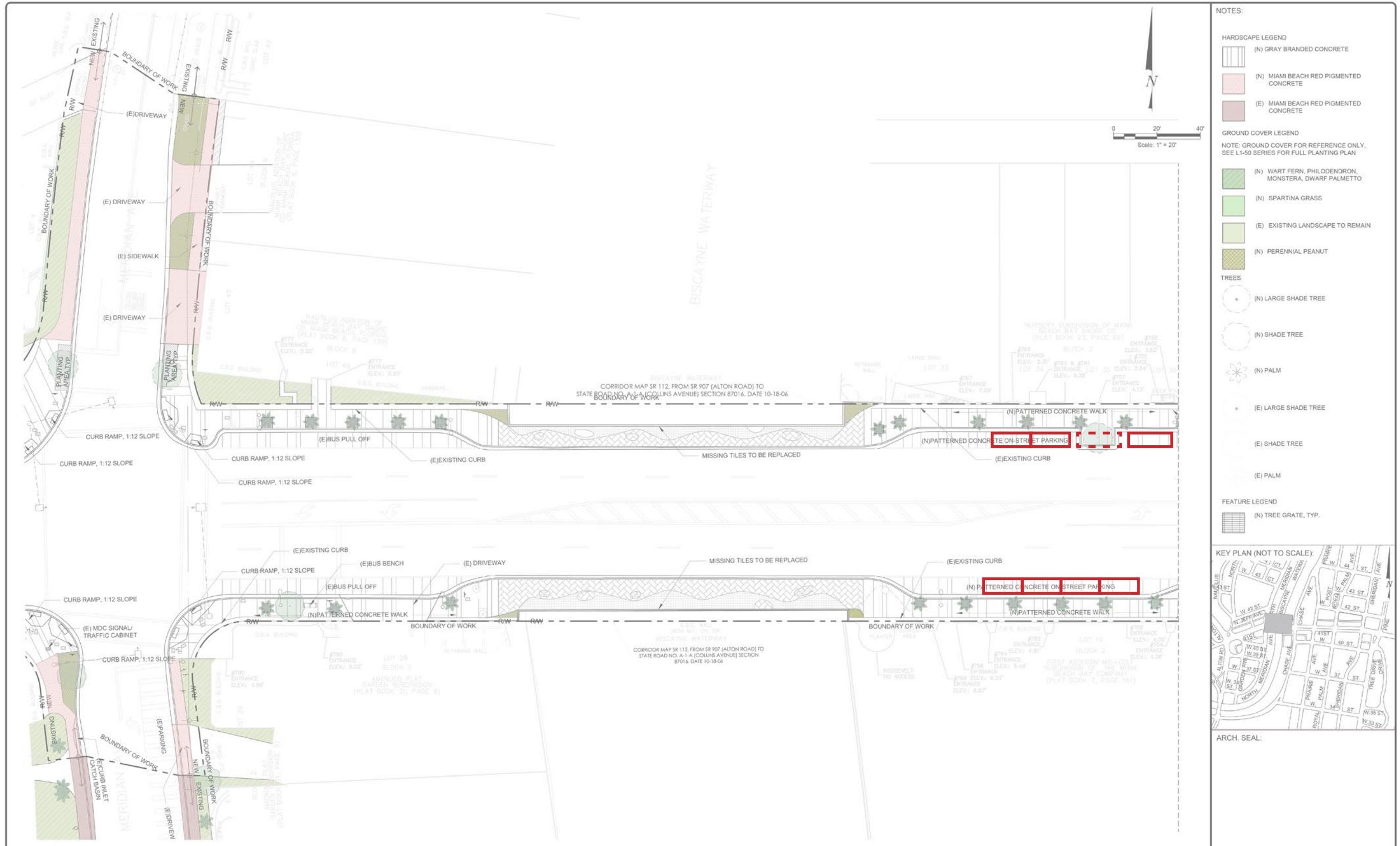
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CURRENT DESIGN - BRIDGE OVER BISCAIYNE WATERWAY



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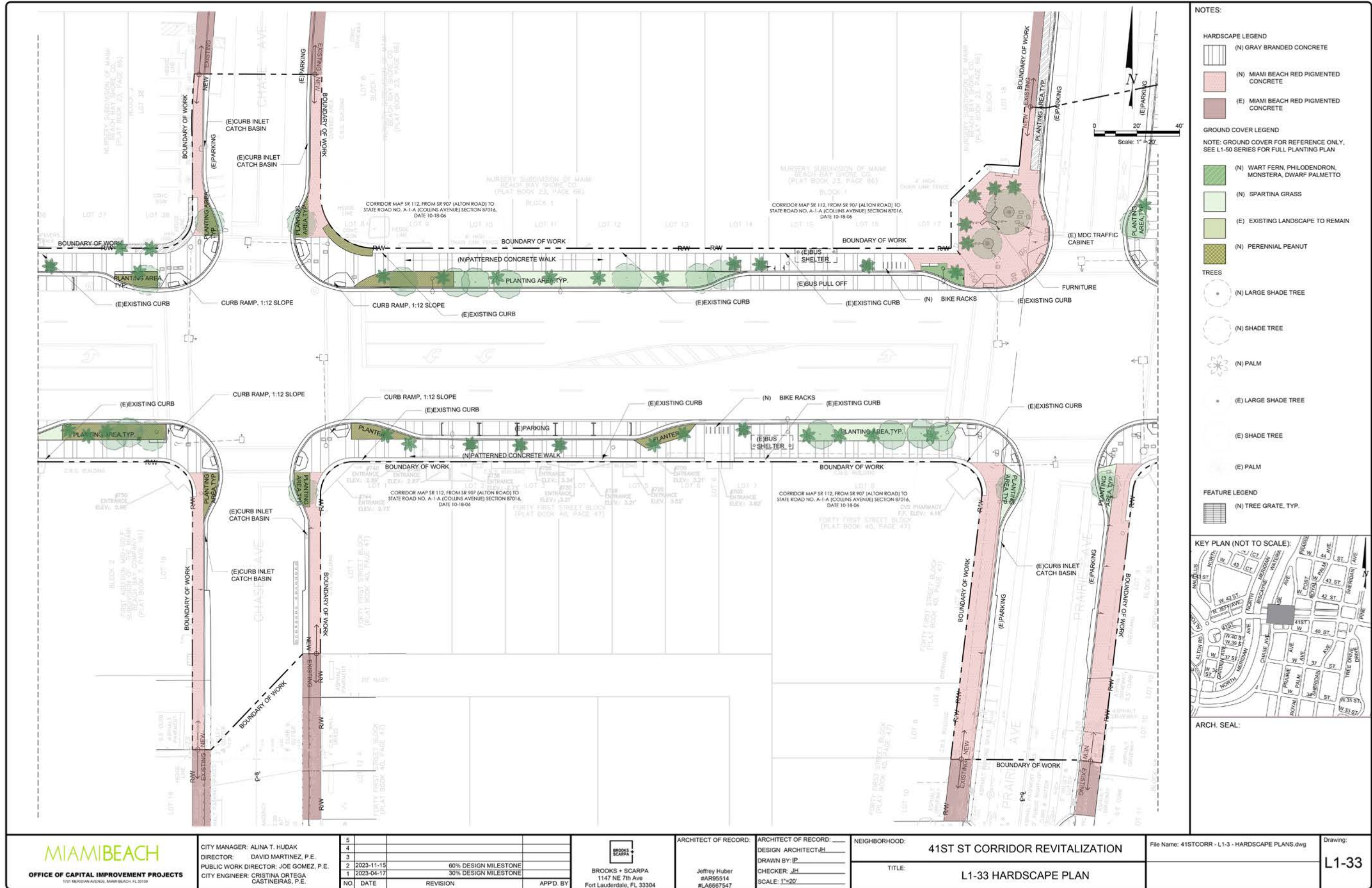


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CURRENT DESIGN - PRAIRIE AVE.



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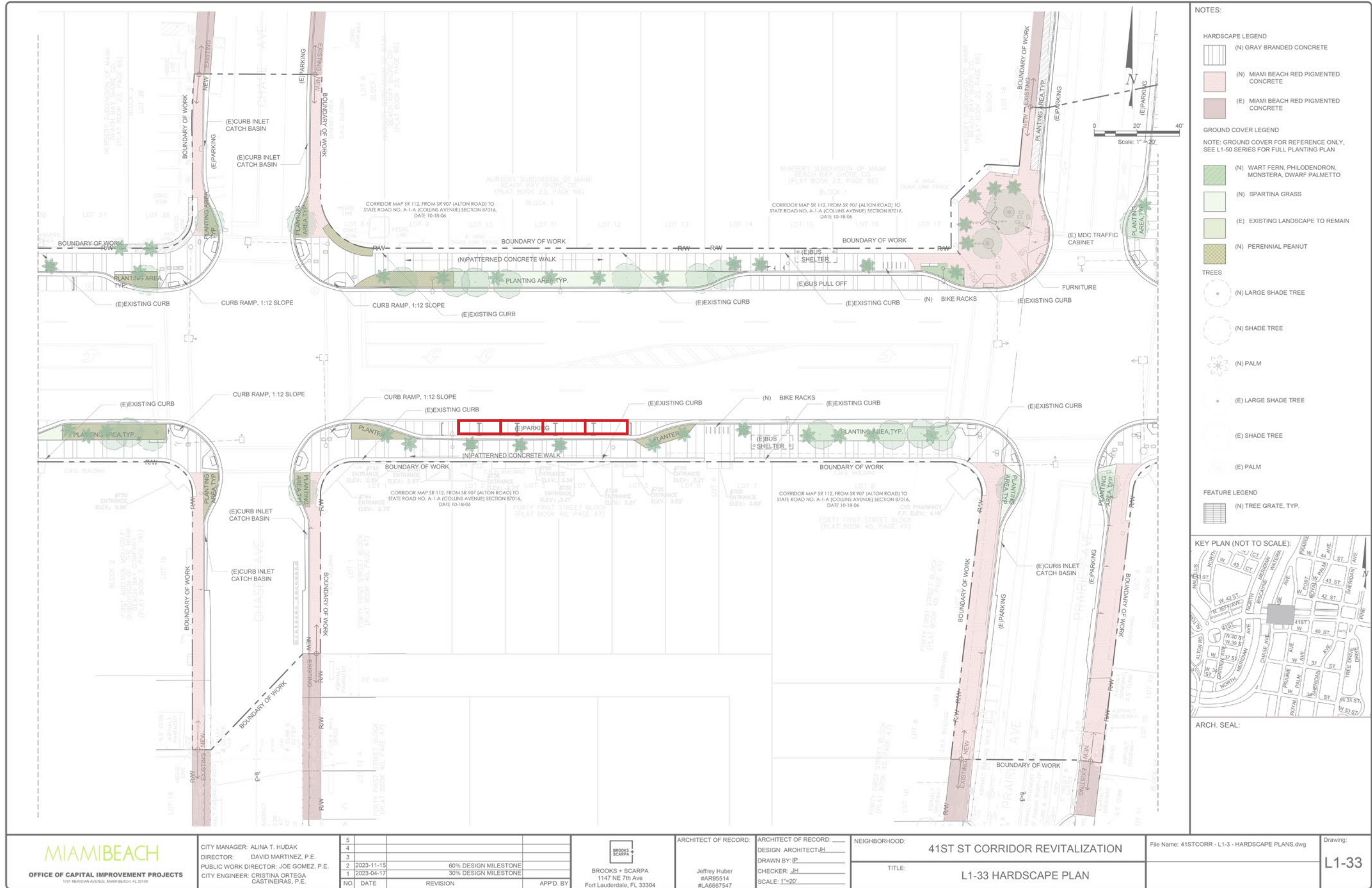


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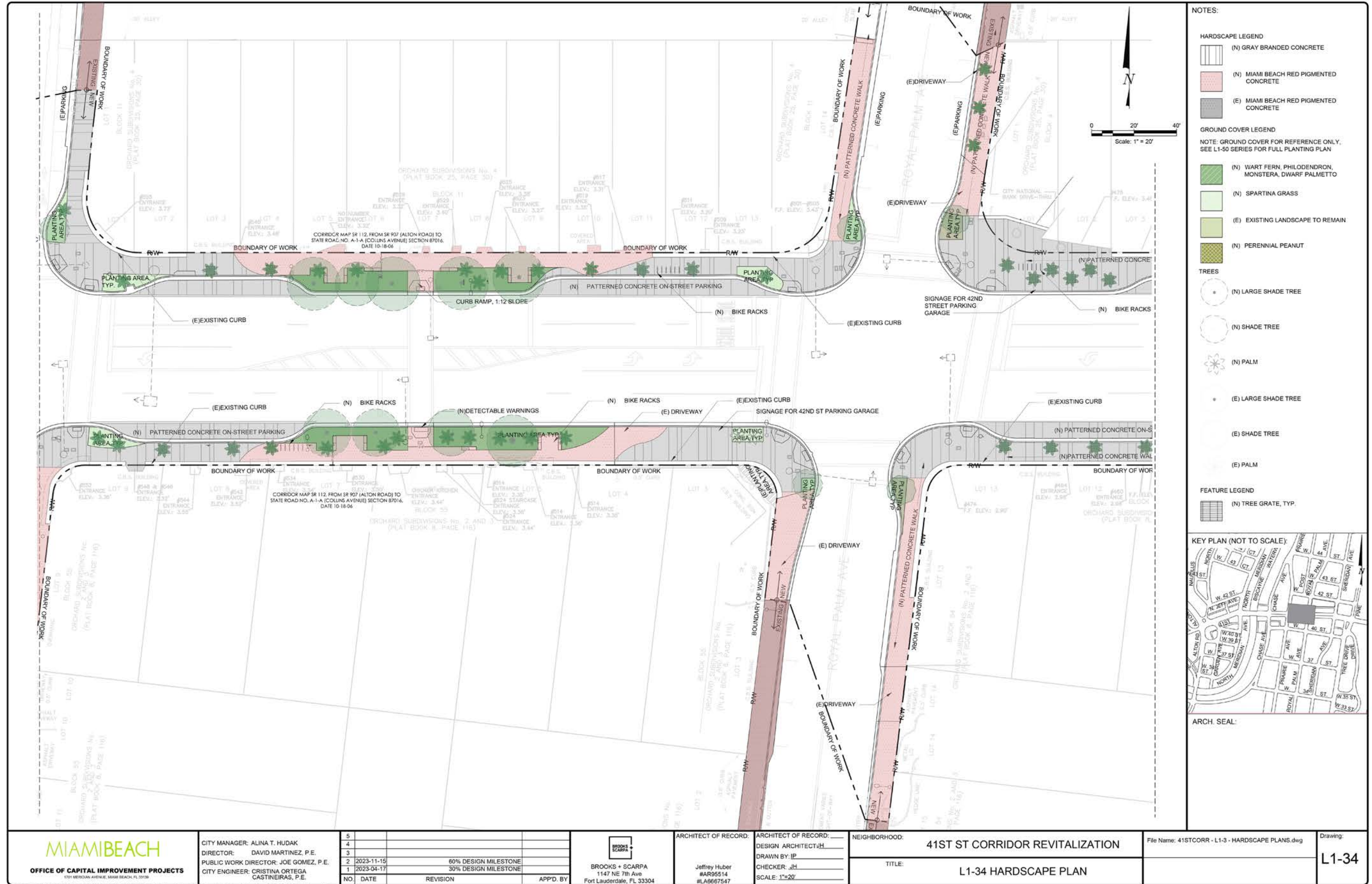
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CURRENT DESIGN - PRAIRIE AVE.



THIS SPACE RESERVED FOR PROJECT MILLSTONE

CURRENT DESIGN - MID BLOCK CROSSING BEFORE ROYAL PALM AVE.

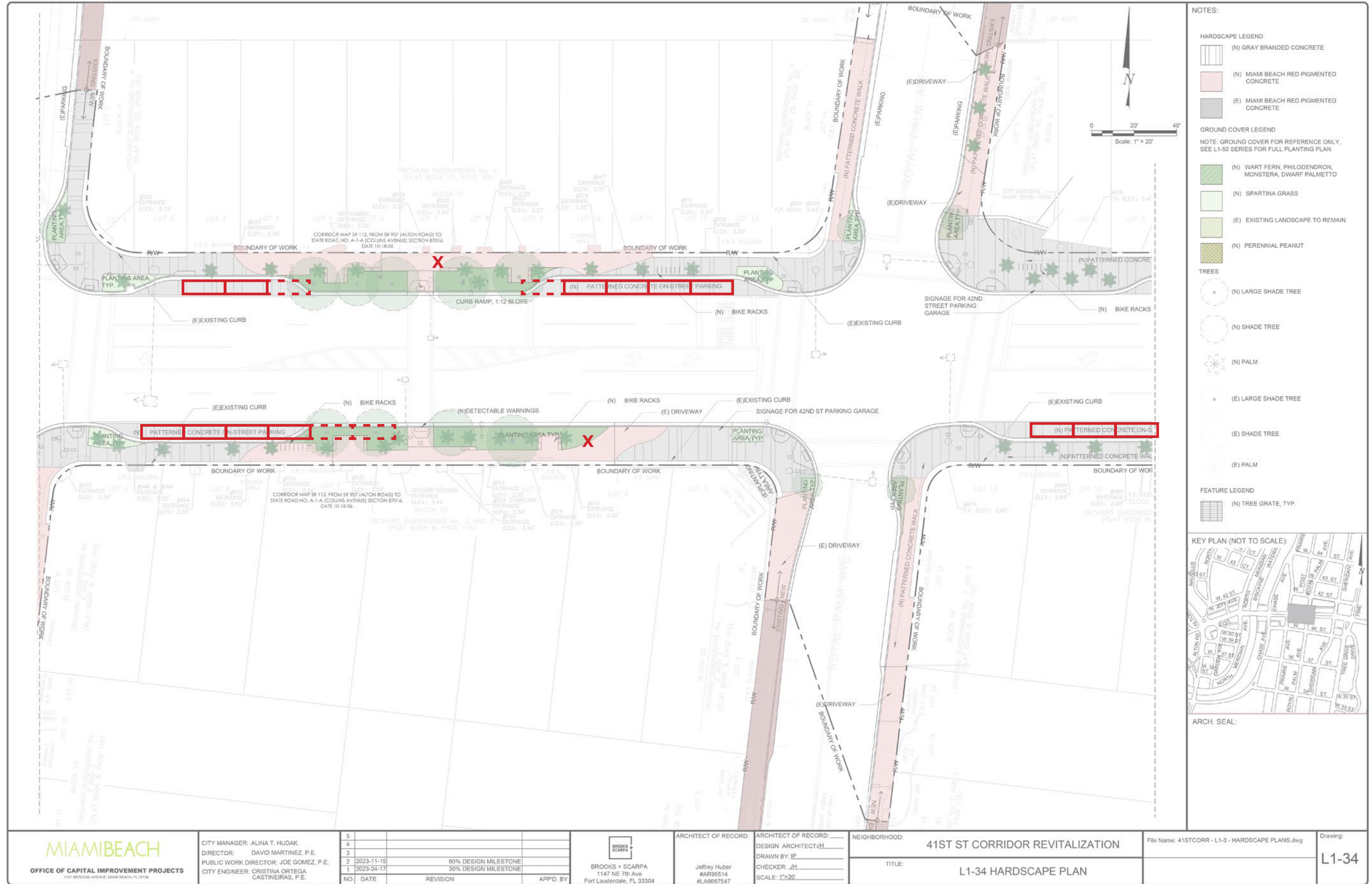


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CURRENT DESIGN - MID BLOCK CROSSING BEFORE ROYAL PALM AVE.



- NOTES:**
- HARDSCAPE LEGEND**
- (N) GRAY BRANDED CONCRETE
 - (N) MIAMI BEACH RED PIGMENTED CONCRETE
 - (E) MIAMI BEACH RED PIGMENTED CONCRETE
- GROUND COVER LEGEND**
- NOTE: GROUND COVER FOR REFERENCE ONLY, SEE L1-50 SERIES FOR FULL PLANTING PLAN
- (N) WART FERN, PHILODENDRON, MONSTERA, DWARF PALMETTO
 - (N) SPARTINA GRASS
 - (E) EXISTING LANDSCAPE TO REMAIN
 - (N) PERENNIAL PEANUT
- TREES**
- (N) LARGE SHADE TREE
 - (N) SHADE TREE
 - (N) PALM
 - (E) LARGE SHADE TREE
 - (E) SHADE TREE
 - (E) PALM
- FEATURE LEGEND**
- (N) TREE GRATE, TYP.



ARCH. SEAL:

	CITY MANAGER: ALINA T. HUDAK DIRECTOR: DAVID MARTINEZ, P.E. PUBLIC WORK DIRECTOR: JOE GOMEZ, P.E. CITY ENGINEER: CRISTINA ORTEGA CASTINEIRAS, P.E.	5 4 3				 BROOKS + SCARPA 1147 NE 7th Ave Fort Lauderdale, FL 33304	ARCHITECT OF RECORD: Jeffrey Huber #AR05514 #LA6667547	ARCHITECT OF RECORD: DESIGN ARCHITECT: JH DRAWN BY: JP CHECKER: JH SCALE: 1"=20'	NEIGHBORHOOD: 41ST ST CORRIDOR REVITALIZATION	TITLE: L1-34 HARDSCAPE PLAN	File Name: 41STCORR - L1-3 - HARDSCAPE PLANS.dwg	Drawing: L1-34
		2 2023-11-15 60% DESIGN MILESTONE 1 2023-04-17 30% DESIGN MILESTONE	NO. DATE REVISION APPD. BY									

THIS SPACE RESERVED FOR PROJECT MILESTONE

CURRENT DESIGN - MID BLOCK CROSSING BEFORE SHERIDAN AVE.



THIS SPACE RESERVED FOR PROJECT MILESTONE

	CITY MANAGER: ALINA T. HUDAK DIRECTOR: DAVID MARTINEZ, P.E. PUBLIC WORK DIRECTOR: JOE GOMEZ, P.E. CITY ENGINEER: CRISTINA ORTEGA CASTINEIRAS, P.E.	<table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>REVISION</th> <th>APP'D. BY</th> </tr> <tr> <td>5</td> <td></td> <td></td> <td></td> </tr> <tr> <td>4</td> <td></td> <td></td> <td></td> </tr> <tr> <td>3</td> <td></td> <td></td> <td></td> </tr> <tr> <td>2</td> <td>2023-11-15</td> <td>60% DESIGN MILESTONE</td> <td></td> </tr> <tr> <td>1</td> <td>2023-04-17</td> <td>30% DESIGN MILESTONE</td> <td></td> </tr> </table>	NO.	DATE	REVISION	APP'D. BY	5				4				3				2	2023-11-15	60% DESIGN MILESTONE		1	2023-04-17	30% DESIGN MILESTONE		 BROOKS + SCARPA 1147 NE 7th Ave Fort Lauderdale, FL 33304	ARCHITECT OF RECORD: Jeffrey Huber #AR95514 #LA667547	ARCHITECT OF RECORD: DESIGN ARCHITECT: JH DRAWN BY: JF CHECKER: JH SCALE: 1"=20'	NEIGHBORHOOD: 41ST ST CORRIDOR REVITALIZATION	TITLE: L1-35 HARDSCAPE PLAN	File Name: 41STCORR - L1-3 - HARDSCAPE PLANS.dwg	Drawing: L1-35
	NO.	DATE	REVISION	APP'D. BY																													
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1	2023-04-17	30% DESIGN MILESTONE																															
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CURRENT DESIGN - MID BLOCK CROSSING BEFORE SHERIDAN AVE.



THIS SPACE RESERVED FOR PROJECT MILESTONE

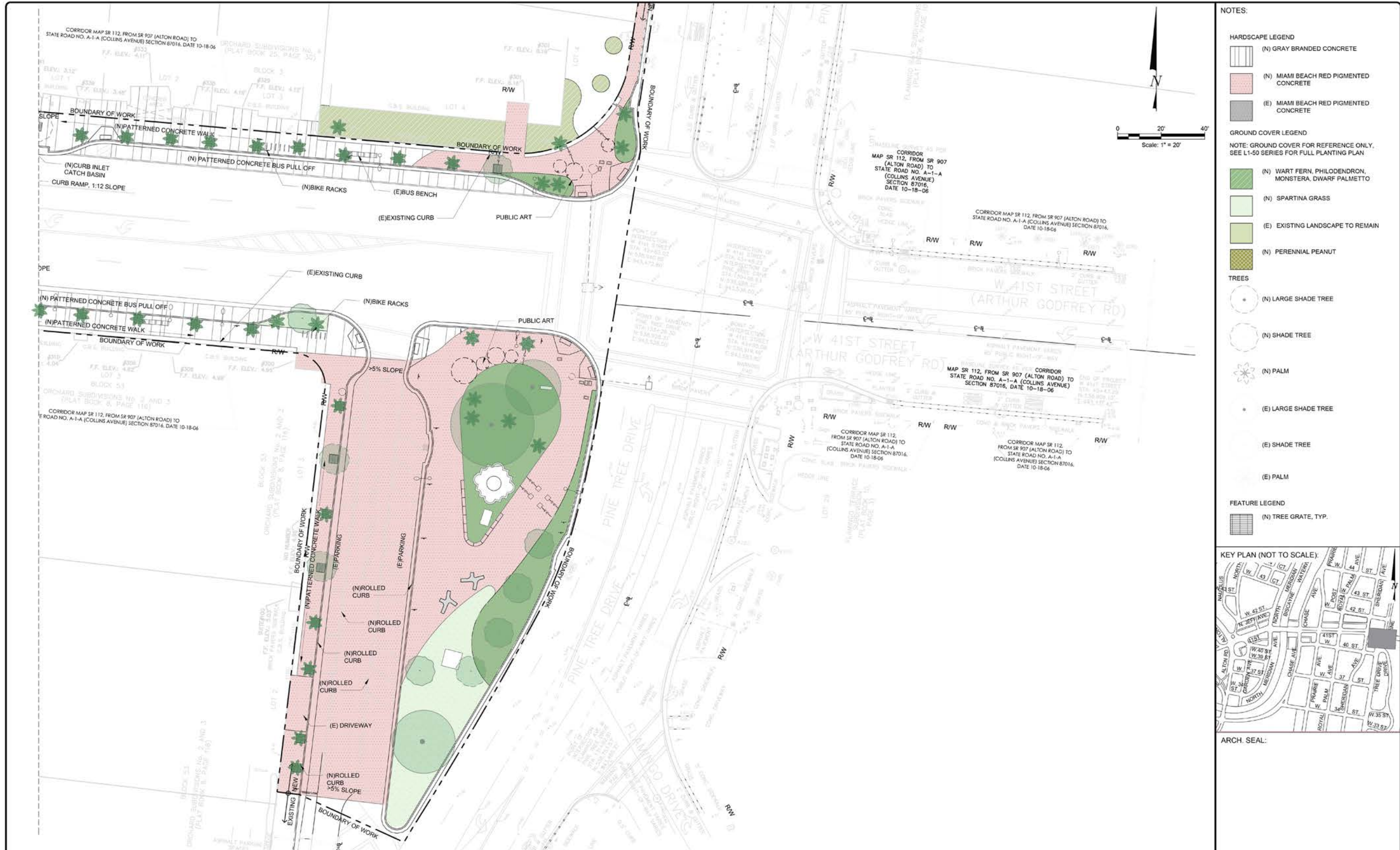
<p>MIAMI BEACH OFFICE OF CAPITAL IMPROVEMENT PROJECTS 101 MERIDIAN AVENUE, MIAMI BEACH, FL 33139</p>	CITY MANAGER: ALINA T. HUDAK DIRECTOR: DAVID MARTINEZ, P.E. PUBLIC WORK DIRECTOR: JOE GOMEZ, P.E. CITY ENGINEER: CRISTINA ORTEGA CASTINEIRAS, P.E.	5 4 3 2 1	NO. DATE REVISION APPD. BY	<p>BROOKS + SCARPA 1147 NE 7th Ave Fort Lauderdale, FL 33304</p>	ARCHITECT OF RECORD: ARCHITECT OF RECORD: DESIGN ARCHITECT: JH DRAWN BY: JF CHECKER: JH SCALE: 1"=20'	NEIGHBORHOOD: 41ST ST CORRIDOR REVITALIZATION TITLE: L1-35 HARDSCAPE PLAN	File Name: 41STCORR - L1-3 - HARDSCAPE PLANS.dwg Drawing: L1-35
		2023-11-15 60% DESIGN MILESTONE 2023-04-17 30% DESIGN MILESTONE	Jeffrey Huber #AR95514 #LA667547	NEIGHBORHOOD: 41ST ST CORRIDOR REVITALIZATION TITLE: L1-35 HARDSCAPE PLAN	File Name: 41STCORR - L1-3 - HARDSCAPE PLANS.dwg Drawing: L1-35		



Mid block crossing between Prairie Ave. And Royal Palm Ave.



CURRENT DESIGN - MID BLOCK CROSSING BEFORE SHERIDAN AVE.



- NOTES:**
- HARDSCAPE LEGEND**
- (N) GRAY BRANDED CONCRETE
 - (N) MIAMI BEACH RED PIGMENTED CONCRETE
 - (E) MIAMI BEACH RED PIGMENTED CONCRETE
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- NOTE: GROUND COVER FOR REFERENCE ONLY. SEE L1-50 SERIES FOR FULL PLANTING PLAN
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 - (E) LARGE SHADE TREE
 - (E) SHADE TREE
 - (E) PALM
- FEATURE LEGEND**
- (N) TREE GRATE, TYP.



ARCH. SEAL:

	CITY MANAGER: ALINA T. HUDAK DIRECTOR: DAVID MARTINEZ, P.E. PUBLIC WORK DIRECTOR: JOE GOMEZ, P.E. CITY ENGINEER: CRISTINA ORTEGA CASTINEIRAS, P.E.	5 4 3 2 2023-11-15 60% DESIGN MILESTONE 1 2023-04-17 30% DESIGN MILESTONE	 BROOKS + SCARPA 1147 NE 7th Ave Fort Lauderdale, FL 33304	ARCHITECT OF RECORD: Jeffrey Huber #AR55514 #LA6667547	ARCHITECT OF RECORD: DESIGN ARCHITECT: JH DRAWN BY: JP CHECKER: JH SCALE: 1"=20'	NEIGHBORHOOD: 41ST ST CORRIDOR REVITALIZATION	TITLE: L1-36 HARDSCAPE PLAN	File Name: 41STCORR - L1-3 - HARDSCAPE PLANS.dwg	Drawing: L1-36
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THIS SPACE RESERVED FOR PROJECT MILESTONE

CURRENT DESIGN - MID BLOCK CROSSING BEFORE SHERIDAN AVE.



File Path: Z:\B+S ARCHITECTURE\021 JOBS\21015.0 City of Miami Beach-41st Street Corridor-FL21015.0 1.Current Drawings_30X42

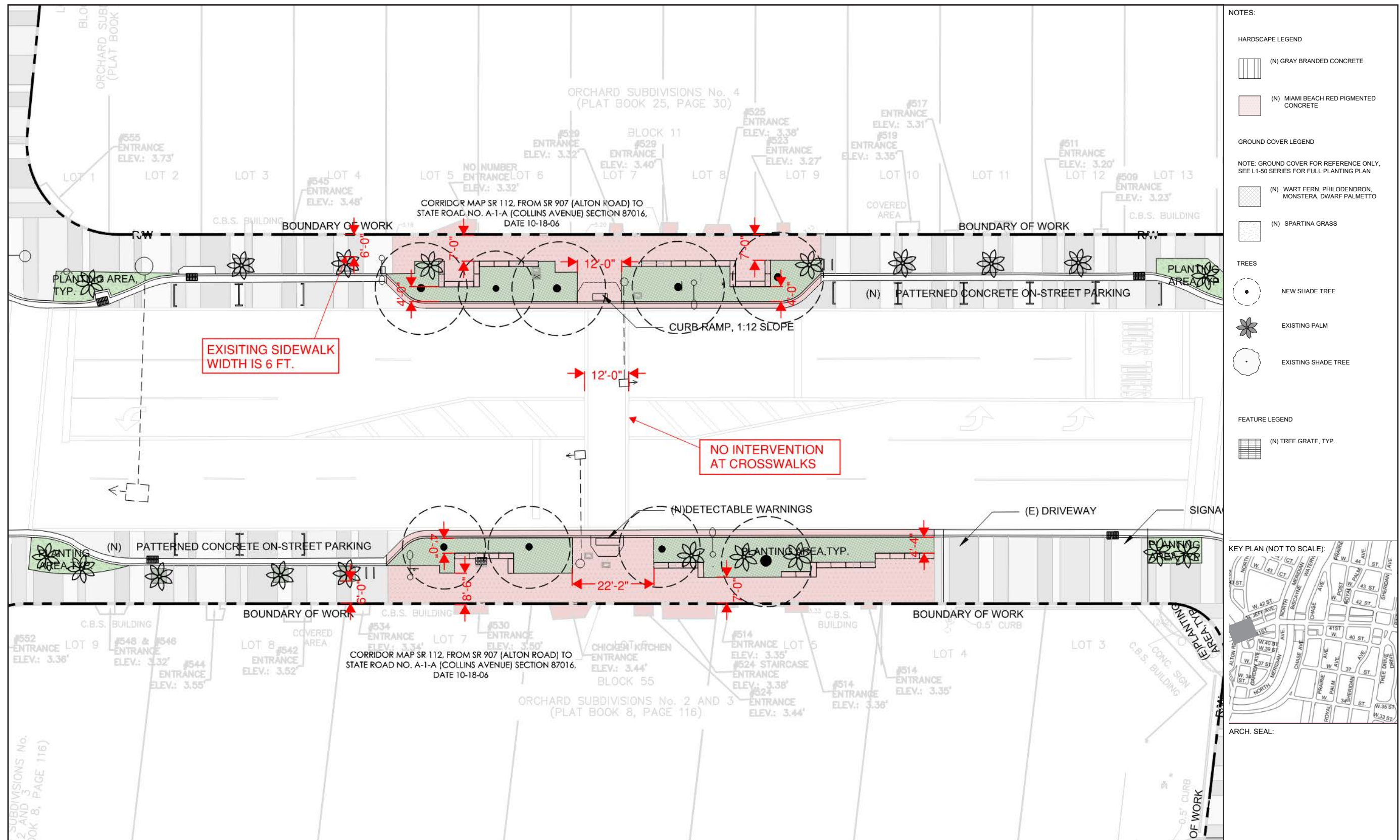
THIS SPACE RESERVED FOR PROJECT MILESTONE



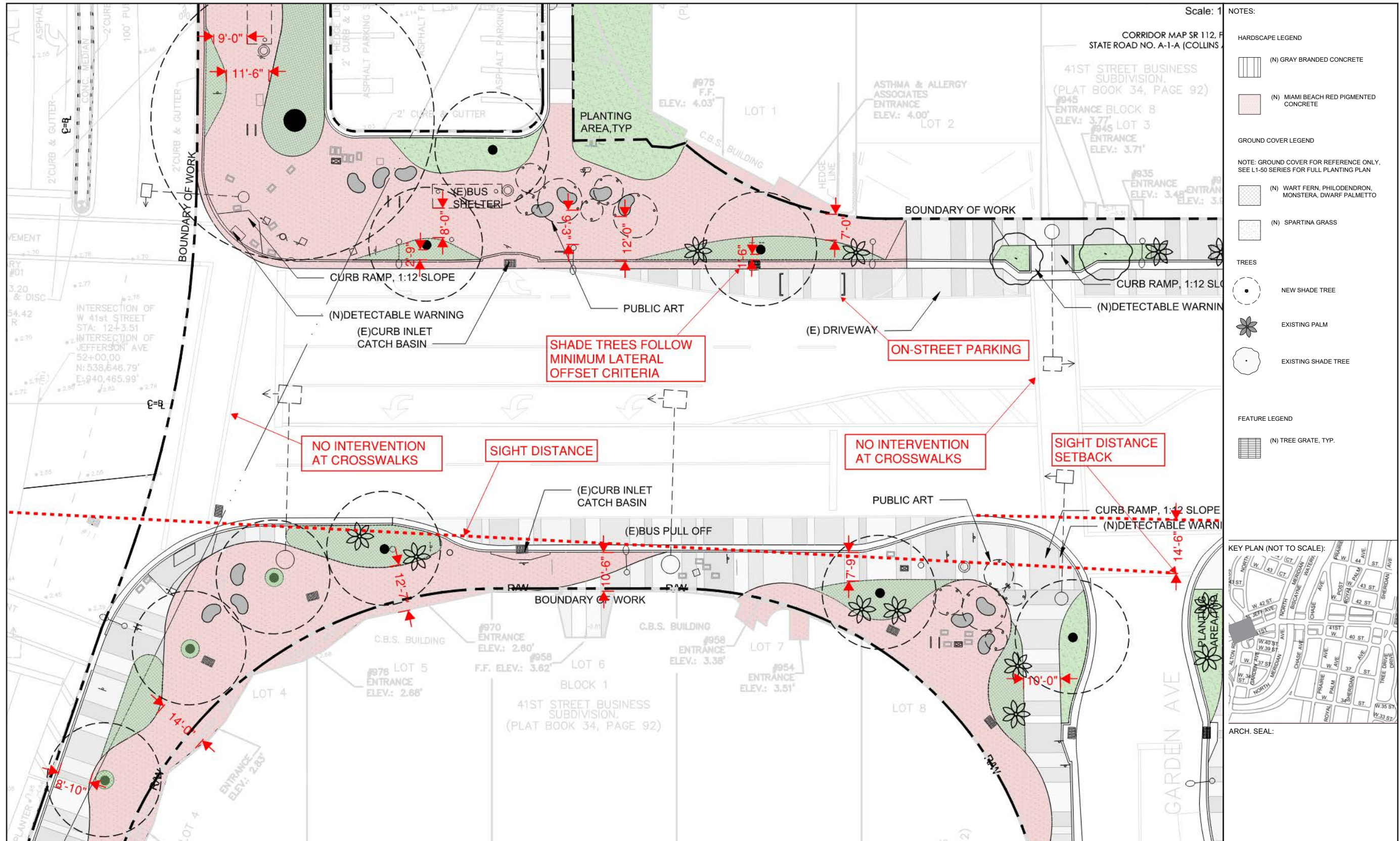




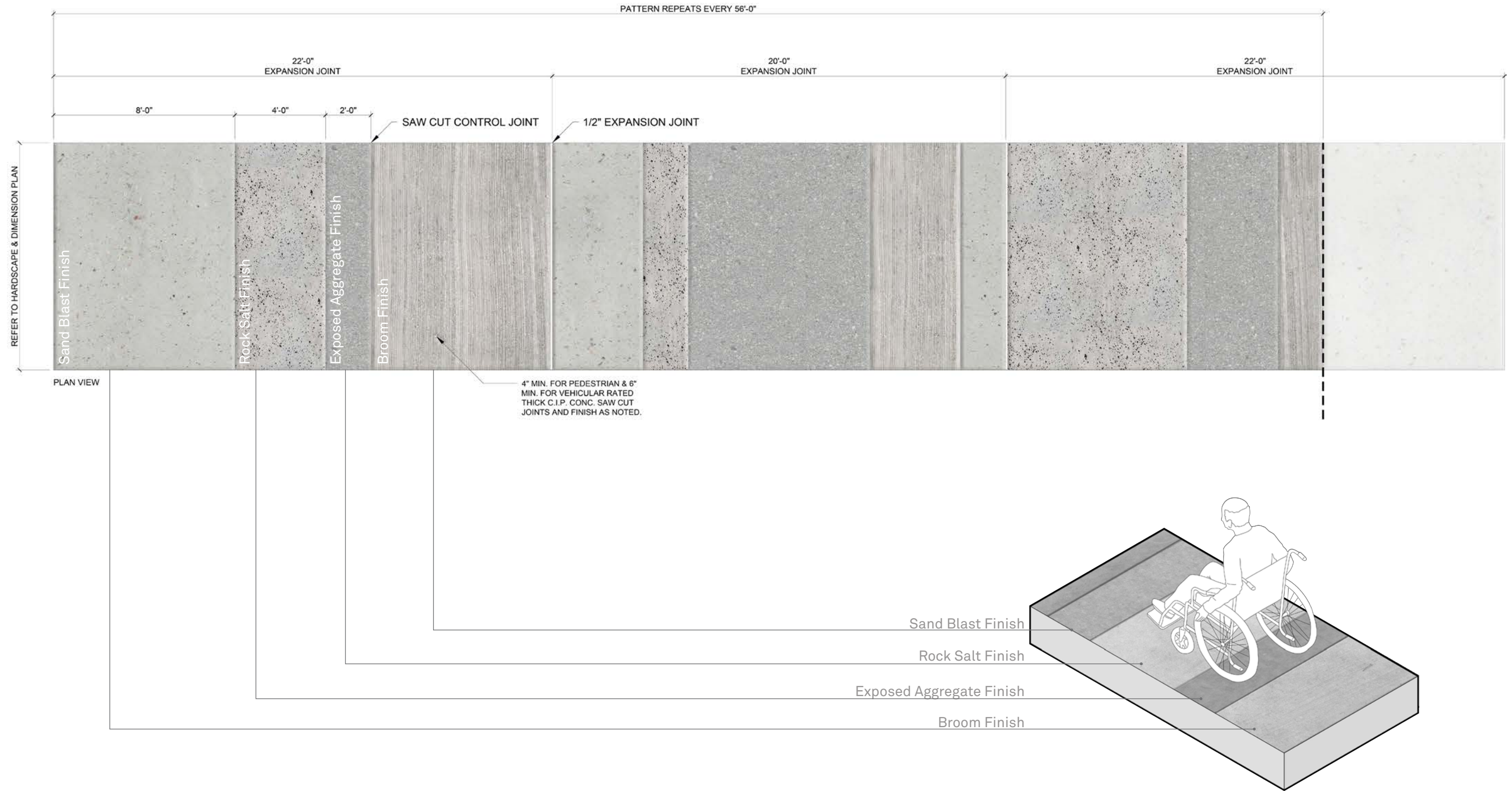
CURRENT DESIGN - MID-BLOCK CROSSING



CURRENT DESIGN - ALTON ROAD



PROPOSED PAVING | WALKS



Diverse Textured Concrete Sidewalk

